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RESIDENTIAL REPORT

1234 Main St.
Appomattox VA 24522

Buyer Name
03/27/2018 9:00AM

Inspector
Mike Green

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Agent
Agent Name
555-555-5555
agent@spectora.com

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Purpose Of This Report:

The purpose of this inspection is to perform limited, visual and auditory on site observations of the readily accessible areas of the primary structure, mechanical, and electrical systems of the building. The inspector will give his personal opinion as to whether or not the components of the building are performing the function for which they were intended, at the moment they were inspected.

This report is not all encompassing, nor is it meant to be. It is very specific in the areas which are reported by the home inspector.

Scope Of Inspection

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

Not all defects will be identified during this inspection. Unexpected repairs should still be anticipated.

The inspection should not be considered a guarantee or warranty of any kind.

**** Please refer to the pre-inspection contract and to the InterNACHI SOP for a full explanation of the scope for the inspection.***

Explanation of Ratings

Blue - Maintenance items are minor deficiencies that may be easily remedied but if not given attention could potentially lead to more costly repairs later.

Orange - Recommendations are defects that should be repaired or replaced now. If unaddressed, they could potentially lead to major concerns or safety hazards.

Red - Safety Hazards/Major Concerns are defects needing correction or repair that may have a significant, adverse impact on the value of the property, or that pose an unreasonable risk to people or property.

SUMMARY

1: INSPECTION DETAILS

Information

Ground Conditions
Dry

In Attendance
Client

Occupancy
Vacant

Temperature (approximate)
55 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Dry

General Information

Orientation

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home are from the standpoint of facing the front of the home.

The House/Report In Perspective

A property does not "Pass" or "Fail" a ***General Home inspection***. The goal of this inspection report is ***not*** to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

As with all homes, ongoing maintenance and improvements to the systems of the home will be needed over time. The observations/recommendations of this report are not considered unusual for a home of this age. Please remember that no house is perfect. Nearly every item in a previously owned home is used and as such will show ordinary wear and tear. Also older homes do not meet the same standards as newer homes, since codes are constantly changing, even though items in both might be performing functions for which they are intended.

2: ROOF

Information

Condition of Roofing
Roof is showing normal wear but was in overall adequate condition

Inspection Method
Binoculars, Ladder, Drone

Layers
1+

Roof Covering: Approximate age
11-15

Roof Type/Style
Combination

Visibility
All

Coverings: Material
Asphalt

Flashings: Material
Not visible

Drip Edge Flashing: Material
Aluminum

Chimneys: No Chimneys

Plumbing vents and other roof penetrations: Roof Penetrations
Plumbing Vent(s), Turbine Fan

Roof Drainage Systems: Gutter Material
Aluminum

Ventilation: Ventilation Type
Gable Vents, Ridge Vents, Soffit Vents

General Information
Roof Inspection

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Observations

2.1.1 Coverings

Maintenance Item

DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, algae, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

Here is a helpful article on common roof stains.

Recommendation

Contact a qualified roofing professional.

2.1.2 Coverings

Recommendation

NAIL POPPING

Nails have popped up in one or more areas. These areas will eventually allow moisture intrusion which will eventually cause structural damage. Recommend having repaired by a qualified roofer.

Recommendation

Contact a qualified roofing professional.

2.1.3 Coverings

Maintenance Item

GRANULES MISSING

Asphalt shingles had suffered noticeable uniform granule loss across the roof. Uniform granule loss is not considered by insurance companies or manufacturers to be a defective condition, but a natural result of the aging process. The bond between asphalt and granules deteriorates over time as asphalt loses volatile compounds, dries and shrinks. It does not affect the ability of the shingles to shed water.

Recommendation

Recommend monitoring.

2.2.1 Flashings

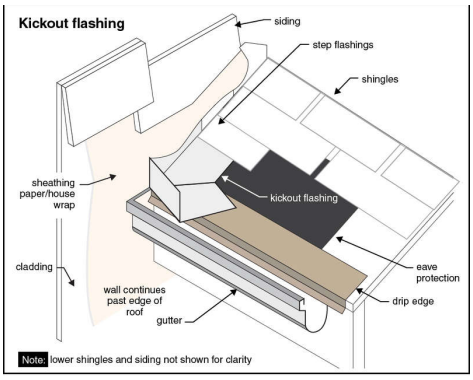
Recommendation

NO KICK OUT FLASHING

The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eve. This condition may allow moisture intrusion of the exterior wall covering. Moisture intrusion of the wall structure can damage home materials and encourage the growth of mold. Long term moisture intrusion can cause structural damage from wood decay. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.

Recommendation

Contact a qualified roofing professional.



2.3.1 Drip Edge Flashing

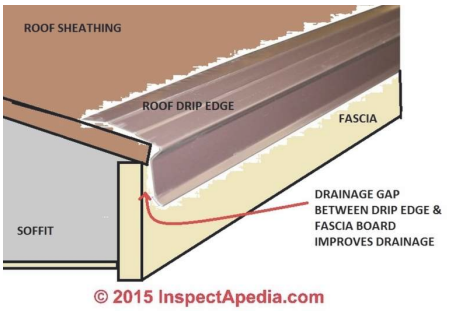
Recommendation

MISSING

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Drip edge flashing prevents rain runoff from destroying facia board and roof sheathing. Recommend a qualified contractor evaluate and remedy.

Recommendation

Contact a qualified roofing professional.



Drip Edge Flashing

2.5.1 Plumbing vents and other roof penetrations

Recommendation

VENT PIPE BOOTS DETERIORATED

One or more vent pipe boots have deteriorated allowing moisture to enter attic area. I recommend repair/replacement.

Recommendation

Contact a qualified roofing professional.

2.6.1 Roof Drainage Systems

Recommendation

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a handyman or DIY project

2.6.2 Roof Drainage Systems

Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

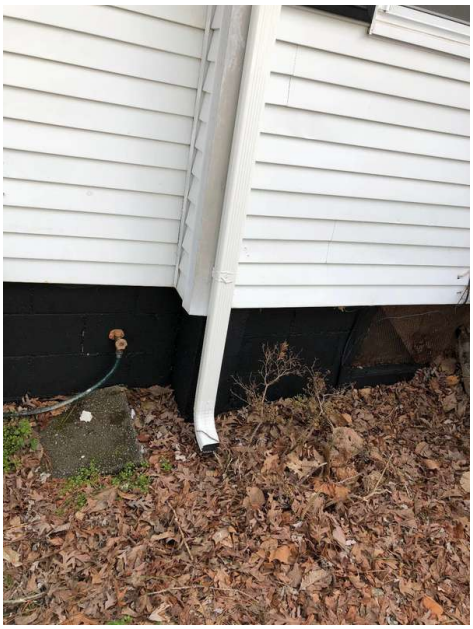
BACK OF HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement and a wet basement/crawlspace. Recommend adjusting downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material
Brick Veneer

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Walkway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps, Side Porch

Decks, Balconies, Porches & Steps: Material
Concrete, Wood

Observations

3.1.1 Siding, Flashing & Trim

Recommendation

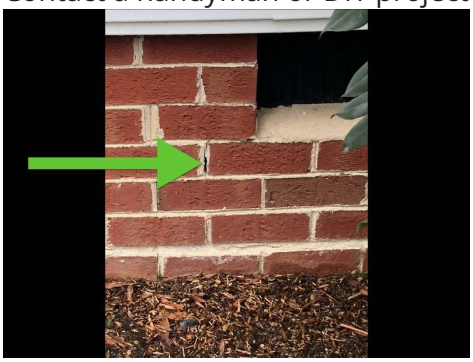
BRICK MORTAR CRACKING-MINOR

SEVERAL LOCATIONS AROUND HOUSE

Recommend filling brick mortar cracks with mortar (repointing) or a mortar sealant to prevent further damage from moisture intrusion.

Recommendation

Contact a handyman or DIY project



An example of a sealant product

3.2.1 Walkways, Patios & Driveways

Recommendation

CONCRETE DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and repair.

Recommendation

Contact a qualified concrete contractor.

3.3.1 Decks, Balconies, Porches & Steps

Maintenance Item

DECK - WATER SEALANT REQUIRED

BACK DECK

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.

Recommendation

Contact a handyman or DIY project

3.5.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

TREE OVERHANG

BACK OF HOUSE

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified professional.

4: DOORS, WINDOWS & INTERIOR

Information

Exterior Doors: Exterior Entry Door
Steel

Windows: Window Manufacturer
Unknown

Windows: Window Type
Double-hung

Floors: Floor Coverings
Carpet, Wood

Walls: Wall Material
Gypsum Board

Ceilings: Ceiling Material
Gypsum Board

Smoke Detectors: Information
Locations

Smoke detectors should be replaced every 10 years. Smoke alarms are required in each bedroom, outside each sleeping area (hallway) and each additional story (including basement).

Here is some useful information concerning smoke alarms

Observations

4.1.1 Interior Doors

Maintenance Item

DOOR STICKS

2ND FLOOR BEDROOM

Door sticks and is tough to open or close. Recommend repair.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project

4.2.1 Exterior Doors

Recommendation

WEATHERSTRIPPING DAMAGED OR NOT PRESENT

FRONT

Door is missing standard weatherstripping or it is damaged. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Here is a DIY guide on weatherstripping.

Recommendation

Contact a handyman or DIY project

4.7.1 Smoke Detectors

Recommendation

NOT ENOUGH SMOKE DETECTORS

There are not enough smoke detectors. Please see note and link under SMOKE DETECTORS in the INFORMATION tab.

Recommendation
Contact a handyman or DIY project

4.8.1 Steps, Stairways & Railings

Recommendation

LOOSE BALUSTERS

IN STAIRWAY LEADING TO 2ND FLOOR

Handrail balusters were loose. This could pose a safety hazard. Recommend a qualified handyman evaluate and fasten.

Recommendation
Contact a qualified handyman.

4.9.1 Carbon Monoxide Detectors

Recommendation

NOT INSTALLED

CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms so that when one sounds, they all sound.

Recommendation
Contact a handyman or DIY project

5: KITCHEN

Information

Dishwasher: Brand
Frigidaire

Refrigerator: Brand
Frigidaire

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Hotpoint

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Observations

5.4.1 Sink

Recommendation

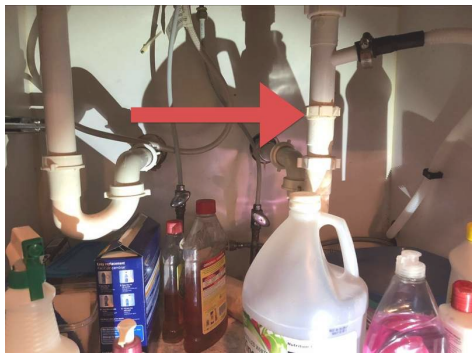
DRAIN PIPE LEAK

KITCHEN

Drain pipe under the sink is leaking. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



5.8.1 Garbage Disposal

Recommendation

EXCESSIVE NOISE

Garbage disposal was excessively noisy. Recommend a qualified handyman or plumber evaluate and repair.

Recommendation

Contact a qualified handyman.

6: BATHROOM(S)

Information

Exhaust Systems: **Exhaust Fans**
Fan Only

Observations

6.3.1 Shower/Bath tub

Maintenance Item

MISSING OR DETERIORATED CAULK/GROUT

MASTER BATHROOM

Recommend caulking or glazing where needed to prevent water damage to underlying wood materials.

Recommendation

Contact a handyman or DIY project

6.5.1 Sink And Vanity

Maintenance Item

POOR/MISSING CAULK

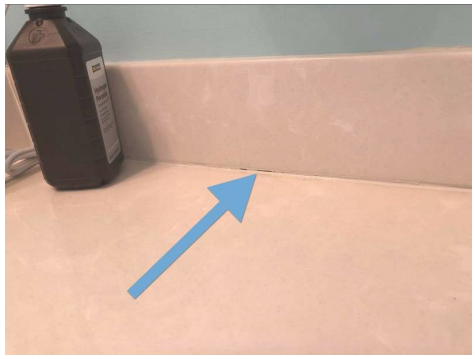
MASTER BATH

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Here is a helpful DIY video on caulking gaps.

Recommendation

Contact a handyman or DIY project



7: PLUMBING

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Crawlspace, South

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Poly

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Pex

Hot Water Systems, Controls, Flues & Vents: Age
6 Year(s)

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Sump Pump: Location
None

Hot Water Systems, Controls, Flues & Vents: Manufacturer
GE

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Observations

7.4.1 Hot Water Systems, Controls, Flues & Vents

Safety Hazards/Major Concerns

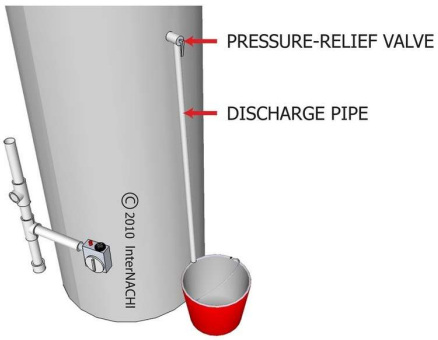
TPR VALVE EXTENSION IMPROPER/MISSING

Temperature pressure relief valve extension should extend to 4 to 6 inches off the floor. This is a safety concern.

Recommendation

Contact a qualified plumbing contractor.

DISCHARGE PIPE ON TPR VALVE



8: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation depth
8 Inches

Recommend a minimum of 10 inches of insulation in the attic.

Roof Structure & Attic: Access
Pull down

Roof Structure & Attic: Attic Access Location
Hallway

Roof Structure & Attic: Flooring
Partial

Roof Structure & Attic: Inspected From
In the attic

Roof Structure & Attic: Roof Structure
Trusses

Roof Structure & Attic: Sheathing
Plywood

Roof Structure & Attic: Ventilation
Appears adequate

Attic Insulation: Insulation Type
Fiberglass

9: COOLING

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Heat Pump/AC Unit
Carrier

Cooling Equipment: Location
Exterior North

Cooling Equipment: Manufactured date
10/2011

Distribution System: Configuration
Split

Limitations

General

DISCLAIMER

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Cooling Equipment

HEAT PUMP CHECKED OUT IN HEAT MODE ONLY

Heat pump was checked out in the heat mode only because of exterior temperatures.

Cooling Equipment

LOW TEMPERATURE

The air-conditioning system was not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the compressor/coils. The Inspector recommends having the system inspected by a specialist before the expiration of your Inspection Objection Deadline.

Observations

9.3.1 Distribution System

Recommendation

DUCTS UNINSULATED

Ducts are not insulated, resulting in significant energy loss.
Recommend licensed HVAC contractor insulate ducts.

Recommendation

Contact a qualified HVAC professional.

10: HEATING

Information

Equipment: Energy Sources
Electric

Equipment: Evaporator Coil/Blower Brand
Carrier

Equipment: Heat Type
Heat Pump

Equipment: Evaporator Coil/Blower Manufacturer Date
10/2011

Distribution Systems: Ductwork
Non-insulated

11: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Aluminum, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

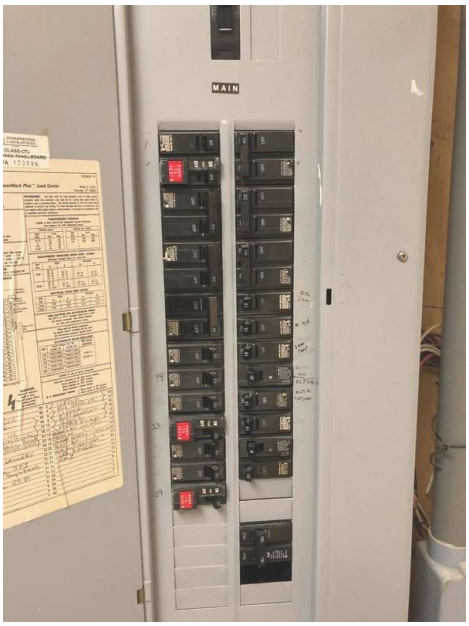
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

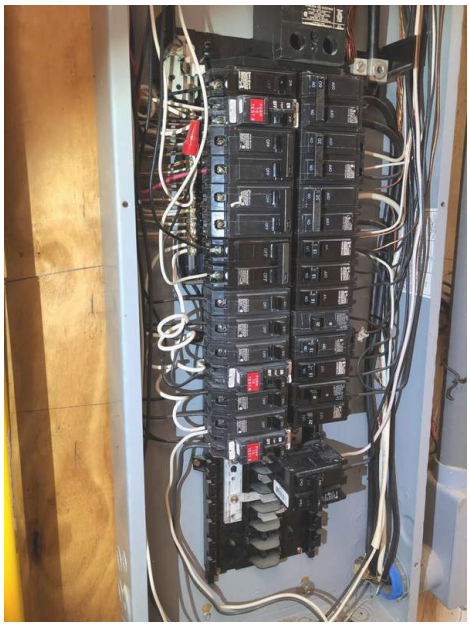
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None located

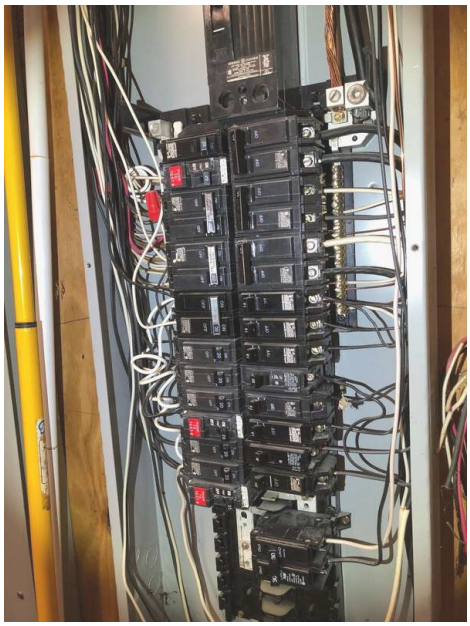
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Utility Room







Observations

11.4.1 Lighting Fixtures, Switches & Receptacles

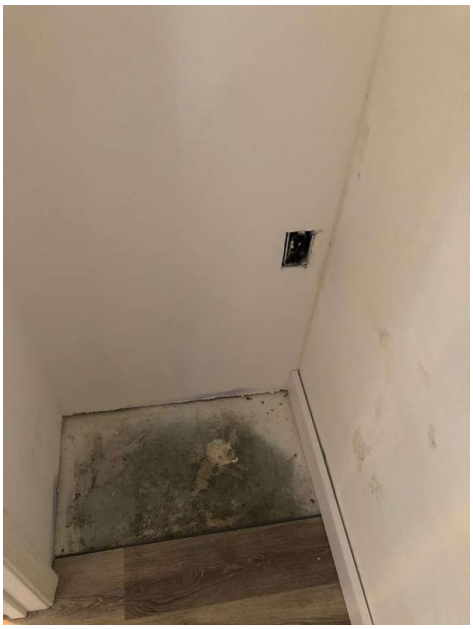
Safety Hazards/Major Concerns

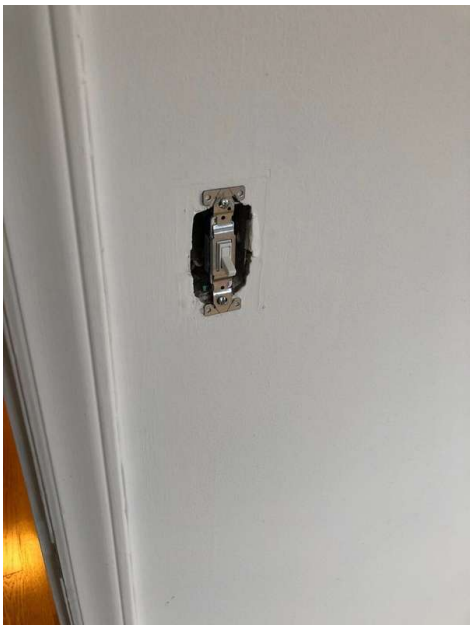
COVER PLATES MISSING

One or more receptacles are missing cover plates. This causes a short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.





11.4.2 Lighting Fixtures, Switches & Receptacles

Maintenance Item

LIGHTS IN CLOSETS

Modern standards require that lights in closets have a globe over them. Incandescent lights can become hot, creating a fire hazard. I recommend installing globes or at the least to use cooler bulbs.

Recommendation

Contact a handyman or DIY project

11.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

UNGROUNDED RECEPTACLE

1ST FLOOR BEDROOM

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

Recommendation

Contact a qualified electrical contractor.

11.5.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

EXTERIOR RECEPTACLES

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in **basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture** be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.

2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.

3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

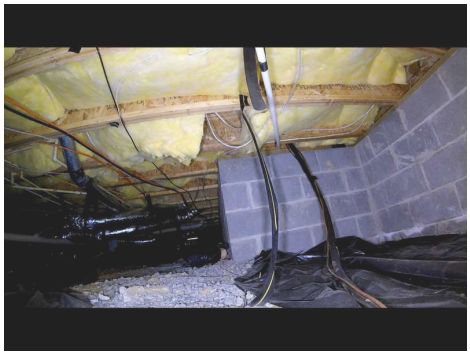
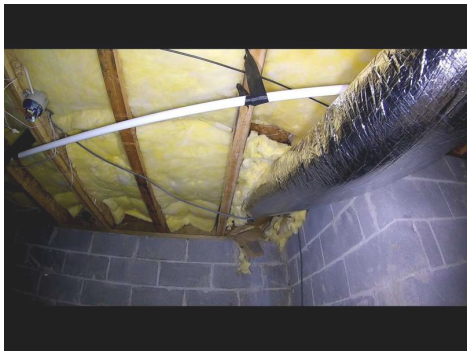
Foundation: Material
Masonry Block

Floor Structure: Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plywood

Inspection Method
Visual

Observations

12.3.1 Floor Structure

Recommendation

MISSING OR INCOMPLETE VAPOR BARRIER

Recommend installing a complete vapor barrier on the crawlspace floor. This will prevent excess moisture in the crawlspace which promotes rust, rot, and mold.

Recommendation

Contact a qualified handyman.

STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Kitchen
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized

features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump

systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.